



# महाराष्ट्र शासन राजपत्र

## प्राधिकृत प्रकाशन

वर्ष २, अंक ४] गुरुवार ते बुधवार, जानेवारी २९-२७, २०१६/माघ १-७, शके १९३७ [पृष्ठे २२, किंमत : रुपये ११.००

स्वतंत्र संकलन म्हणून फाईल करण्यासाठी प्रत्येक विभागाच्या पुरवणीला वेगळे पृष्ठ क्रमांक दिले आहेत.

### भाग एक-अ-नागपूर विभागीय पुरवणी

(भाग चार-ब मध्ये प्रसिध्द करण्यात आलेले आहेत त्यांव्यतिरिक्त) केवळ नागपूर विभागाशी संबंधित असलेले महाराष्ट्र जिल्हा परिषदा व पंचायत समित्या, ग्रामपंचायती, नगरपालिका बरो, जिल्हा नगरपालिका, प्राथमिक शिक्षण व स्थानिक निधी लेखापरीक्षा अधिनियम या अन्वये काढण्यात आलेले आदेश व अधिसूचना.

भाग १-अ (ना.वि.पु.), म. शा. रा., अ. क्र. ९.

#### नगर विकास विभाग

मंत्रालय, मुंबई-४०० ०३२, दिनांक ८ जानेवारी, २०१६

#### आदेश

#### महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६

क्रमांक टिपीएस-२४१५-२१७-प्र.क्र. १६१-२०१५-नवि-९.—

ज्याअर्थी, नागपूर शहराच्या सुधारित विकास योजना महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ (१९६६ चा महा.३७ वा) (यापुढे “उक्त अधिनियम” असे संबोधिले आहे) चे कलम ३१ चे उप-कलम (१) अन्वये शासनाने नगर विकास विभागाची अधिसूचना क्र. टिपीएस-२४१६-२६४३-प्र.क्र.३००(अ)-१७-नवि-९, दिनांक ७-१-२००० अन्वये मंजूर झाली असून ती दिनांक १-३-२००० पासून अंमलात आली आहे (यापुढे “उक्त विकास योजना” असे संबोधिले आहे) ;

आणि ज्याअर्थी, उक्त विकास योजनेमध्ये, सोबतच्या अनुसूचिमध्ये वर्णन केलेली, मौजे चिंचभूवन, तालुका नागपूर येथील खसरा क्र. ११, १४/१ व १४/२(१) मधील क्षेत्र ५.०० एकर ही जमीन (यापुढे “उक्त जागा” असे संबोधिले आहे) “आरक्षण क्र. एस-२४३-रेल्वे प्रपोजल” (यापुढे “उक्त आरक्षण” असे संबोधिले आहे.) करीता आरक्षित आहे ;

आणि ज्याअर्थी, उक्त आरक्षणासाठीच्या मध्य रेल्वे या समुचित प्राधिकरणाने (यापुढे “उक्त समुचित प्राधिकरण” असे संबोधिले आहे) उक्त जागा, उक्त विकास योजना अंमलात आल्याच्या दिनांकापासून दहा वर्षांच्या कालावधीत संपादित केली नाही ;

आणि ज्याअर्थी, उक्त जागेच्या मालकांनी, उक्त अधिनियमाचे कलम १२७ चे उप-कलम (१) नुसार उक्त नियोजन प्राधिकरणावर दिनांक १३ जानेवारी, २०१२ रोजी सूचना (यापुढे “उक्त सूचना” असे संबोधिले आहे) बजावून, उक्त जागा उक्त समुचित प्राधिकरणाने विहीत कालावधीत संपादन केली नसल्याचे कळविले होते ;

आणि ज्याअर्थी, वरीलप्रमाणे उक्त अधिनियमाचे कलम १२७ चे उप-कलम (१) अन्वये उक्त सूचना बजावल्यानंतरही, उक्त समुचित प्राधिकरणाने बारा महिन्यांच्या कालावधीत उक्त जागा संपादित केलेली नाही ;

आणि ज्याअर्थी, मा. उच्च न्यायालय, मुंबई खंडपिट नागपूर यांनी रिट याचिका क्र. ३०३२/२०१३ मध्ये दि. २२ जानेवारी, २०१४ च्या आदेशान्वये उक्त जागेवरील आरक्षण व्यपगत झाल्याचे घोषित केले आहे ;

“ आणि ज्याअर्थी, उक्त अधिनियमाचे कलम १२७ चे उप-कलम (१) नुसार उक्त आरक्षण (भागशः) व्यपगत झाले असून, उक्त अधिनियमाच्या कलम १२७ चे उप-कलम (२) नुसार, उक्त आरक्षण (भागशः) सदर अर्जदाराचे मालकीचे क्षेत्रापुरते व्यपगत झाल्याबाबत आदेश निर्गमित करणे आवश्यक आहे ”;

त्याअर्थी, आता उक्त अधिनियमाचे कलम १२७ चे उप-कलम (२) नुसार प्राप्त अधिकारात राज्य शासन, उक्त विकास योजनेतील “ आरक्षण क्र. एस-२४३-रेल्वे प्रपोजल ” हे सदर अर्जदाराचे मालकीचे क्षेत्रापुरते व्यपगत झाल्याचे अधिसूचित करित आहे व अशाप्रकारे मुक्त झालेली जागा विकास योजनेतील लगतच्या अनुज्ञेय भू-वापराप्रमाणे जमिनमालकास विकासाकरीता उपलब्ध होईल.

प्रस्तुत आदेशान्वये उक्त आरक्षणातून व्यपगत झालेले क्षेत्र दर्शविणा-या भाग नकाशाची प्रत आयुक्त, नागपूर महानगरपालिका, नागपूर यांच्या कार्यालयात कार्यालयीन वेळेत नागरिकांच्या अवलोकनार्थ, एक महिन्यापर्यंत ठेवण्यात येईल.

### अनुसूची

अ.क्र.	मौजे, तालुका, जिल्हा	खसरा क्रमांक	जागचे क्षेत्र	विकास योजनेतील प्रस्ताव
(१)	(२)	(३)	(४)	(५)
१	चिंचभुवन, नागपूर	खसरा क्र. ११/१, ११-१४/१-२	५.०० एकर	“ आरक्षण क्र. एस-२४३-रेल्वे प्रपोजल ”

प्रस्तुत आदेश शासनाच्या या [www.maharashtra.gov.in](http://www.maharashtra.gov.in) संकेतस्थळावर प्रसिद्ध करण्यात येत आहेत.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावांने,

रा. शा. चौहान,  
कार्यासन अधिकारी.

भाग १-अ (ना.वि.पु.), म. शा. रा., अ. क्र. १०.

### URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai-400 032, dated the 8th January, 2016

### ORDER

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

No. TPS-2415-217-CR-161-2015-UD-9.—

Whereas, the Government vide Urban Development Department's Notification No. TPS-2496-2643-CR-300(A)-97-UD-9, dated the 7-1-2000 has approved the Development Plan of Nagpur City (hereinafter referred to as “the said Development Plan”) under Section 31(1) of the Maharashtra Regional and Town Planning Act, 1966 (Mah.XXXVII of 1966) (hereinafter referred to as “the said Act”) and the same has come into force with effect from the 1-3-2000 ;

And whereas, in the said Development Plan, the land admeasuring 5.00 Acr. of Mouze Chichbhuvan, Taluka Nagpur bearing Khasara No. 11, 14/1 & 14/2(1) more particularly described in the Schedule appended hereto (hereinafter referred to as “the said Land”) is reserved as “Site No. S-243-Railway Proposal” (hereinafter referred to as “the said Reservation”) ;

And whereas, the said Land has not been acquired by the Central Railways the Planning Authority for this Reservation (hereinafter referred to as “the said Planning Authority”) within ten years from the date on which the said Development Plan came into force ;

And whereas, the owner of the said Land have served a notice dated the 13th January, 2012 under Section 127(1) of the said Act. (hereinafter referred to as "the said Notice") on the said Planning Authority, informing that the said Land had not been acquired by the said Planning Authority, within the stipulated period ;

And, whereas, even after service of the said Notice as aforesaid, the said Land has not been acquired within a period of twelve months from the date of service of the said Notice under sub-section (1) of Section 127 of the said Act, by the said Planning Authority ;

And whereas, Hon'ble High Court Mumbai, Nagpur Bench in its order dated 22nd January, 2014 in Writ Petition No. 3032/2013 has declared that the said reservation on said land has lapsed ;

"And, whereas, in accordance with the provision of Section 127(1) of the said Act, the said Reservation (Part) has lapsed and it is accordingly expedient to notify the lapsing of the said Reservation to the extent of the said Land under Section 127(2) of the said Act" ;

Now, therefore, in exercise of the powers conferred by sub-section (2) of Section 127 of the the said Act and of all other powers enabling it in that behalf, the Government of Maharashtra, hereby notifies that the Reservations of "Site No. 243-Railway Proposal" on the said Land stands lapsed to the extent of the said Land and the said Land stands released and shall be available to the landowner for the purpose of development as otherwise permissible in the case of adjacent land under the said Development Plan ;

A copy of the part plan showing the area on which the said Reservations has lapsed as notified *vide* this order shall be available in the office of the Commissioner, Nagpur Municipal Corporation, Nagpur during office hours on all working days for inspection of the general public upto one month ;

#### SCHEDULE

Sr. No.	Mauza, Taluka, District	Khasara No.	Area of Land	Proposal of the Development Plan
(1)	(2)	(3)	(4)	(5)
1	Chichbhuvan, Nagpur, Nagpur	Khasara No. 11/1, 11-14/1-2	5.00 Acre	"Site No. S-243-Railway proposal"

This Order shall be published on the Govt. website : [www.maharashtra.gov.in](http://www.maharashtra.gov.in).

By order and in the name of the Governor of Maharashtra,

R. S. CHOUHAN,  
Section Officer.

भाग १-अ (ना.वि.पु.), म. शा. रा., अ. क्र. ११.

#### नगर विकास विभाग

मंत्रालय, मुंबई-४०० ०३२, दिनांक ४ जानेवारी, २०१६

#### महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६

क्रमांक टिपीएस-२४१५-२१२-प्र.क्र. ११७-२०१५-नवि-९.—

ज्याअर्थी, नागपूर शहराची सुधारित विकास योजना (यापुढे "उक्त विकास योजना" असे संबोधिले आहे) महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ (१९६६ चा महा.३७ वा) (यापुढे "उक्त अधिनियम" असे संबोधिले आहे) चे कलम ३१(१) अन्वये शासन, नगर विकास विभाग अधिसूचना क्र. टिपीएस-२४१६-२६४३-प्र.क्र.३००(अ)-१७-नवि-९, दिनांक ७ जानेवारी, २००० अन्वये मंजूर झाली असून ती दिनांक १ मार्च, २००० पासून अंमलात आली आहे, तसेच नागपूर शहराची सुधारित विकास योजना विकास नियंत्रण नियमावली शासन अधिसूचना, नगर विकास विभाग

क्र. टिपीएस-२४००-१६८४-प्र.क्र.२३५-२०१४-नवि-९, दिनांक ३१ मार्च, २००१ अन्वये मंजूर झाली असून ती दिनांक ९ एप्रिल, २००१ पासून अंमलात आली आहे. (यापुढे “उक्त विकास नियंत्रण नियमावली” असे संबोधले आहे);

आणि ज्याअर्थी, नागपूर महानगरपालिकेने नियोजन प्राधिकरण म्हणून (यापुढे “उक्त नियोजन प्राधिकरण” असे संबोधले आहे) ठराव क्रमांक २४७, दिनांक ७ जुलै, २०१४ अन्वये निर्णय घेवून, त्यानुसार, उक्त विकास नियंत्रण नियमावली मधील नियम क्रमांक १६ मध्ये अंतर्गत वाहनतळाच्या विद्यमान तरतुदीमध्ये काही फेरबदल करून तसेच काही नवीन तरतुदीच्या समावेश करून लोकहिताच्या दृष्टीने उक्त अधिनियमाच्या कलम ३७(१) अन्वये फेरबदल प्रस्तावित करून आवश्यक वैधानिक कार्यवाही करून फेरबदलाचा प्रस्ताव शासनास मंजूरीसाठी सादर केलेला आहे (यापुढे “उक्त फेरबदल” असे संबोधले आहे);

आणि ज्याअर्थी, आवश्यक त्या चौकशीनंतर व संचालक नगर रचना, महाराष्ट्र राज्य, पुणे यांचा सल्ला घेतल्यानंतर प्रस्तावित फेरबदल काही बदलासह मान्य करावे, असे राज्य शासनाचे मत झाले आहे;

त्याअर्थी, आता, उक्त अधिनियमाचे कलम ३७(२) अन्वये व त्या अनुषंगाने असलेल्या इतर अधिकारांचा वापर करून उक्त विकास योजनेतील प्रस्तावित फेरबदलास शासन पुढील प्रमाणे मान्यता देत आहे :--

(क) उक्त फेरबदल प्रस्तावास सोबत जोडलेल्या अनुसूचित नमुद केल्यानुसार मान्यता देत आहे,

(ख) निदेश देत आहे की, सोबत जोडलेल्या अनुसूचित नमूद नवीन नोंदीचा, दिनांक ३१ मार्च, २००१ रोजीच्या उक्त विकास नियंत्रण नियमावली मंजूरीच्या अधिसूचनेसोबत जोडलेल्या फेरबदल सूचितील नियम क्रमांक १६ मध्ये अंतर्भूत करण्यात येत आहे.

#### SCHEDULE

Sr. No.	Regulation No.	Provision in Sanctioned DCR	Proposed Modification	Sanctioned Modification
(1)	(2)	(3)	(4)	(5)
1	16	Parking, Loading and Unloading Spaces :--	Parking, Loading and Unloading Spaces :--	Parking, Loading and Unloading Spaces :--
	16.1	Each off street parking space provided for motor vehicles shall not be less than 2.5 m x 5m.area, and for scooters and cycles the parking spaces provided shall not be less than 3.00 sq.mt and 1.4 sq.mt. respectively.	Each off street parking space provided for motor vehicles shall not be less than 2.5 m x 5m.area, and for scooters and cycles the parking spaces provided shall not be less than 3.00 sq.mt and 1.4 sq.mt. respectively.	Each off street parking space provided for motor vehicles shall not be less than 2.5 m x 5m.area, and for scooters and cycles the parking spaces provided shall not be less than 3.00 sq.mt and 1.4 sq.mt. respectively.
	16.2	For building of different occupancies off street space for vehicle shall be provided as given 16.2.1	For building of different occupancies off street space for vehicle shall be provided as given 16.2.1	For building of different occupancies off street space for vehicle shall be provided as given 16.2.1
	16.2.1	Parking spaces--The provision for parking of vehicles shall be as given in Tables-8. Wherever a property is developed or redeveloped parking spaces at the scale laid down in these Regulations shall be provided. When additions are made to an existing building, the new parking requirements will be reckoned with reference to the additional space only and not to the whole	Parking spaces--The provision for parking of vehicles shall be as given in Tables-8. & technical norms shall be as per site condition. Wherever a property is developed or redeveloped parking spaces at the scale laid down in these Regulations shall be provided. When additions are made to an existing building, the new parking requirements will be reckoned with reference to the	Parking spaces--The provision for parking of vehicles shall be as given in Tables-8. <b>&amp; technical norms shall be as per site condition, but without compromising the basic requirement.</b> Wherever a property is developed or redeveloped parking spaces at the scale laid down in these Regulations shall be provided. When additions are made to an

## SCHEDULE—contd.

(1)	(2)	(3)	(4)	(5)
	of building but this concession shall not apply where the use is changed.	additional space only and not to the whole of building but this concession shall not apply where the use is changed.		requirements will be reckoned with reference to the additional space only and not to the whole of building but this concession shall not apply where the use is changed.
(1) General Space requirements :--	(i) Types : The parking spaces mentioned below include parking spaces in basements or on a floor supported by stils, or on upper floors, covered or uncovered spaces in the plot and lock up garages.	(i) Types : The parking spaces mentioned below include parking spaces in basements or on a floor supported by stils, or on upper floors, covered or uncovered spaces in the plot and lock up garages.	(i) Types : The parking spaces mentioned below include parking spaces in basements or on a floor supported by stils, or on upper floors, covered or uncovered spaces in the plot and lock up garages.	(i) Types : The parking spaces mentioned below include parking spaces in basements or on a floor supported by stils, or on upper floors, covered or uncovered spaces in the plot and lock up garages.
	(ii) Size of parking space :-- The minimum sizes of parking space to be provided shall be as shown below :--	(ii) Size of parking space :-- The minimum sizes of parking space to be provided shall be as shown below :--		(ii) For calculation of marginal distances the height of parking floors (Maximum two floors above the ground level) shall not be taken in account. However height of such parking floors shall be counted towards the total height of the building for deciding the building as high rise building and for Civil aviation purpose.
	Types of vehicle Parking space (1)	Minimum size/area of (2)	Types of vehicle Parking space (1)	Minimum size/area of (2)
	(a) Motor vehicle	2.5m x 5m.	(a) Motor vehicle	2.5m x 5m.
	(b) Scooter, Motor Cycle	3 Sq.mt.	(b) Scooter, Motor Cycle	3 Sq.mt.
	(c) Bicycle	1.4 sq. mt.	(c) Bicycle	1.4 sq. mt.
	(d) Transport vehicle	3.75m x 7.5m	(d) Transport vehicle	3.75m x 7.5m
			Types of vehicle Parking space (1)	Minimum size/area of (2)
			(a) Motor vehicle	2.5m x 5m.
			(b) Scooter, Motor Cycle	3 Sq.mt.
			(c) Bicycle	1.4 sq. mt.
			(d) Transport vehicle	3.75m x 7.5m
Note :--In the case of parking spaces for motor vehicle, up to 50 percent of the prescribed space may be of the size of 2.3m x 4.5m.		Note :--In the case of parking spaces for motor vehicle, up to 50 percent of the prescribed space may be of the size of 2.3m x 4.5m.		Note :--In the case of parking spaces for motor vehicle, up to 50 percent of the prescribed space may be of the size of 2.3m x 4.5m.

SCHEDULE—contd.

(1)	(2)	(3)	(4)	(5)
	(iii) Marking of parking spaces :- Parking space shall be paved and clearly marked for different types of vehicles.	(iii) Marking of parking spaces :- Parking space shall be paved and clearly marked for different types of vehicles.	(iv) Marking of parking spaces :- Parking space shall be paved and clearly marked for different types of vehicles.	(iv) Marking of parking spaces :- Parking space shall be paved and clearly marked for different types of vehicles.
	(iv) Manoeuvring and other ancillary spaces, off street parking space must have adequate vehicular access to a street and the area shall be exclusive of drives, aisles and such others provisions required for adequate manoeuvring of vehicles.	(iv) Manoeuvring and other ancillary spaces, off street parking space must have adequate vehicular access to a street and the area shall be exclusive of drives, aisles and such others provisions required for adequate manoeuvring of vehicles.	(v) Manoeuvring and other ancillary spaces, off street parking space must have adequate vehicular access to a street and the area shall be exclusive of drives, aisles and such others provisions required for adequate manoeuvring of vehicles.	(v) Manoeuvring and other ancillary spaces, off street parking space must have adequate vehicular access to a street and the area shall be exclusive of drives, aisles and such others provisions required for adequate manoeuvring of vehicles.
	(v) Ramps for basement parking :--Ramps for parking in basement should conform to the requirement of 19.4.6	(v) Ramps for basement parking :--Ramps for parking in basement should conform to the requirement of 19.4.6	(vi) Ramps for basement parking :--Ramps for parking in basement should conform to the requirement of 19.4.6	(vi) Ramps for basement parking :--Ramps for parking in basement should conform to the requirement of 19.4.6
		<b>(vii) Podium parking may be allowed subject to the following conditions :--</b>	<b>(vii) Podium parking may be allowed for plots having area more than 2000 sq. mt, subject to the following conditions :--</b>	
		(1) No podium shall be allowed in the front set back.	(1) No podium shall be allowed in the front set back.	
		(2) Podium may be allowed only after leaving a distance of 3.00 m. from the plot boundary.	(2) Podium may be allowed only after leaving 6mt. marginal distance from sides & rear side of the building.	
		(3) In case of podium parking, open space as required under Regulation No. 13.3.1, May be permitted on podium as follows :--	(3) The minimum open space required is as per the provision of rule No. 13.3.1 of sanctioned DCR of the city open space proposed on the podium may be permissible, however it shall be in addition to the open space required as per the rules.	
		(a) If the required area of open space is upto 400 sq.mt, entire open space area shall have to be provided on ground only.		
		(b) If the required area of open space is more than 400 sq.mt. minimum 400 sq.mt. or 50% of the required open space, whichever is more, shall have to be provided on ground and the remaining open space may be permitted on podium subject to condition that soil filling of not less than 0.45 mtr. on podium structure should be provided for the purposed of playing yard and gardening etc.	(4) The structural design of podium slab and ramp shall be of adequate strength so as to bear the load of fire engines and related vehicles.	
			(5) Ramp may be permitted in the side and rear marginal open spaces, but only after leaving sufficient space or after making necessary arrangement for movement of fire tenders.	
			(6) The consent of the Chief Fire Officer shall be necessary before permitting the podium and the ramp.	

SCHEDULE—*contd.*

(1)	(2)	(3)	(4)	(5)
			(4) The structural design of podium slab and ramp shall be of adequate strenght so as to bear the load of fire engines and related vehicles.	
			(5) Ramp may be permitted in the side and rear marginal open spaces, but only after leaving sufficient space or after making necessary arrangement for movement of fire tenders.	
			(6) The consent of the Chief Fire Officer shall be necessary before permitting the podium and the ramp.	
			(7) If certain floors of the building are specifically earmarked for parking, then height of such floors, to the extent of height of three lower storeys, not exceeding 10 mtr, clear height, shall be deducted from the total height of the building. For the purposes of computation of the marginal distances, relationship between building height and road width and relationship between building height and plot size.	
			For all other purposes such as provision for lift, NOC required in the context of aviation restrictions, fire related provisions; the height of the building shall be measured from the ground level.	

TABLE--8

**OFF STREET PARKING SPACES**

Provision in Sanctioned DCR

Sr. No.	Occupancy	One Parking space for every	Congested Area			Non-Congested Area			Visitor's parking in addition to prescribed parking space
			Car Nos.	Scooter Nos.	Cycle Nos.	Car Nos.	Scooter Nos.	Cycle Nos.	
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)
1	Residential (i) Multi Family residential	(a) For every Tenement having carpet area of 150 sq.mt. and above	3	2	2	3	2	2	5%
		(b) For every Tenement having carpet area equal to or above 80 sq.mt. but less than 150sq.mt.	2	2	2	2	2	2	5%
		(c) For every 2 Tenement with each tenement having carpet area equal to or above 40 sq.mt.but less than 80 sq. mt.	2	4	2	2	4	2	5%
		(d) Tenement having carpet area up to 40 sq.mt.	1	4	4	1	4	4	5%
	(ii) Lodging establishments, tourist homes, hotels with lodging accommodation.	(a) For every five guest rooms.	3	4	4	3	4	4	-
	(iii) For Star/Five Star Hotels	For every five guest rooms	3	6	4	3	6	4	-
	(iv) Restaurants	For every 50 sq.mt. carpet area	0	8	8	2	8	4	5%
	2 Health (Hospital, Medical Institutions)	For every 10 beds	3	12	10	3	12	10	5%
	3 Assembly (a) (Theaters, Single Screen Cinema Hall and Concert Hall	For every 40 seats	4	12	8	4	12	8	-
	(a) (i) Multiplex	For every 40 seats	6	16	4	6	16	4	-
	(b) Mangal Karyalaya and Community Hall	For every 100 sq.mt. carpet area	5	20	8	5	20	8	-
	(c) Community Hall and Club House in layout open space.	For every 100 sq.mt. carpet area	1	4	2	1	4	2	-



TABLE--8—Contd.

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)
4	Educational	(1) For every 100 sq.mt. carpet area of the Administrative as well as Public Service Areas of the School	2	4	4	2	4	4	-
	(a) Schools and the Administrative as well as Public Service Areas therein	(2) For every 3 classrooms (LCV) (LCV includes Mini Bus and Tempo)	2	20	10	2	20	10	-
	(b) Colleges and the Administrative as well as Public Service Areas therein	(1) Carpet area of the Administrative as well as Public Service Areas of the School	2	20	10	2	20	10	-
		(2) For every 3 classrooms	2	90	30	2	90	30	-
	(c) Coaching Classes/Tuition Classes/Hobby Classes	For every 20 Students	1	5	10	1	5	10	-
5	Government or Semi-public Offices	For every 100 sq.mt. carpet area.	2	12	4	3	15	4	20%
6	Mercantile	100 sq.mt. Carpet area or fraction thereof.	3	6	6	3	9	3	5%
	(a) Shops and Shopping Malls								
	(b) Whole sale	For every 100 sq. mt. Carpet area	2	2	4	2	4	2	-
	(c) Hazardous Building	For every 100 sq. mt. Carpet area	1	2	4	1	4	4	-
	Office and IT Building	For every 200 sq. mt. Carpet area	5	12	4	5	12	4	-
7	Industrial Use	Every 300 sq. mt. Carpet area	4	12	4	4	12	4	-
8	Storage Type Use	Every 300 sq. mt. Carpet area	-	2	4	1	4	8	-
9	Plots less than 200 sq.mt.	Parking requirement shall be applicable as per the provisions for respective users as mentioned at Sr. No. 1 to 6 above.							

TABLE--8—Contd.

Regulation No.	Provision as per Sanctioned DCR	Proposed Modification	Sanctioned Modification
(1)	(2)	(3)	(4)
Note 1	In the case of auditoria for Educational Building Parking space shall be as per Sr. No. 4	In the case of auditoria for Educational Building Parking space shall be as per Sr. No. 4	Note--1-In the case of auditoria for Educational Building Parking space shall be as per Sr. No. 4
Note 2	For plots up to 100 sq.mt. as in the case of shops, parking space need not be insisted.	For plots up to 100 sq.mt. as in the case of shops, parking space need not be insisted.	Note--2 - For plots up to 100 sq.mt. as in the case of shops, parking space need not be insisted.
Note 3	Fraction as parking unit need not be provided, However, in case where proportional number of vehicles is less than 1 (i.e. Fraction) it will be rounded to the next full number.	In case the number of vehicles for which the parking required as per the Table above is a fraction, the same shall be rounded off to the next higher integer.	Note--3 - In case the number of vehicles for which the parking required as per the Table above is a fraction, the same shall be rounded off to the next higher integer.
Note 4	Parking for Mangal Karyalaya should be calculated as per Sr. No. 3 of above table. However for calculating number of users/seats for free seating and lawns shall be calculated at the rate of 1 person per 1.20 sq. mt. of sitting area or and 1.0 sq.mt. of lawn area where provided respectively, provided for fixed seating, parking shall provided as per Sr. No. 3 directly.	Parking for Mangal Karyalaya should be calculated as per Sr. No. 3 of above table. However for calculating number of users/seats for free seating and lawns shall be calculated at the rate of 1 person 1.20 sq. mt. of sitting area or and 1.0 sq.mt. of lawn area where provided respectively, provided for fixed seating, parking shall provided as per Sr. No. 11 directly.	Note--4 - deleted.
Note 5	For plots up to 300 sq.mt. parking space need not be insisted separately & shall be allowed in marginal space only in case of independent single family resident bungalows only.	Parking space for plots up to 300 sq.m. shall be as per the Sr. No. 9 & 10 it shall be allowed in marginal space only in case of independent single family resident bungalows only.	Note--4 - Parking space for plots up to 300 sq.mt. shall be as per the Sr. No. 9 it shall be allowed in marginal space only in case of independent single family resident bungalows only.
Note 6	Further a garage shall be allowed in rear marginal distance at one corner having dimension 3m. x 6m. area.	Further garage shall be allowed in rear marginal distance at one corner having dimension 3m. x 6m. area.	Note--5 - Further a garage shall be allowed in rear marginal distance at one corner having dimension 3m. x 6m. area.
16.3	Off street parking space shall be provided with adequate vehicular access to a street and the area of drives, aisles and such other provisions required for adequate maneuvering of vehicle shall be exclusive of the parking space stipulated in the regulations.	Off street parking space shall be provided with adequate vehicular access to a street and the area of drives, aisles and such other provisions required for adequate maneuvering of vehicle shall be exclusive of the parking space stipulated in the regulations.	Off street parking space shall be provided with adequate vehicular access to a street and the area of drives, aisles and such other provisions required for adequate maneuvering of vehicle shall be exclusive of the parking space stipulated in the regulations.
16.4	If the total parking space required by these regulations is provided by a group of property owners for their mutual benefits, such use of this space may be <b>coinsured</b> meeting	If the total parking space required by these regulations is provided by a group of property owners for their mutual benefits, such use of this space may be <b>coinsured</b> meeting	If the total parking space required by these regulations is provided by a group of property owners for their mutual benefits, such use of this space may be <b>construed</b> meeting

Table--8—Contd.

(1)	(2)	(3)	(4)
	the off street parking requirements under these regulations subject to the approval of the Authority. In such cases, the details of requirements for total development should be submitted. If common parking space is proposed for the group of building and the owners, of such building shall submit the layout and also a registered undertaking that the area earmarked for the parking space will be kept under section build and will be developed as a parking lot.	the off street parking requirements under these regulations subject to the approval of the Authority. In such cases, the details of requirements for total development should be submitted. If common parking space is proposed for the group of building and the owners, of such building shall submit the lay-out showing such reservation of parking space and also a registered undertaking that the area earmarked for the parking space will be kept unbuilt and will be developed as a parking lot.	the off street parking requirements under these regulations subject to the approval of the Authority. In such cases, the details of requirements for total development should be submitted. If common parking space is proposed for the group of building and the owners, of such building shall submit the lay-out showing such reservation of parking space and also a registered undertaking that the area earmarked for the parking space will be kept unbuilt and will be developed as a parking lot.
16.5	In Addition to the parking spaces provided for building of Mercantile (Commercial like office, markets, department as store industrial and storage) loading and unloaded spaces for each 1000 sq.mt. of floor area fraction thereof exceeding the first 200 sq.mt. Of floor area, shall be provided. The space shall not be less than 3.75m x 7.5m.	In Addition to the parking spaces provided for building of Mercantile (Commercial like office, markets, department as store industrial and storage) loading and unloaded spaces for each 1000 sq.mt. of floor area fraction thereof exceeding the first 200 sq.mt. Of floor area, shall be provided. The space shall not be less than 3.75m x 7.5m.	In Addition to the parking spaces provided for building of Mercantile (Commercial like office, markets, department as store industrial and storage) loading and unloaded spaces for each 1000 sq.mt. of floor area fraction thereof exceeding the first 200 sq.mt. Of floor area, shall be provided. The space shall not be less than 3.75m x 7.5m.
16.6	Parking lock up garages shall be included in the calculation for floor space for F.A. calculation unless they are provided in the building constructed on stilts with no external wall.	Parking lock up garages shall be included in the calculation for floor space for F.A. calculation unless they are provided in the building constructed on stilts with no external wall.	Parking lock up garages shall be included in the calculation for floor space for F.A. calculation unless they are provided in the building constructed on stilts with no external wall.
16.7	The space to be left out for parking as given in regulations 16.1 to 16.6 shall be addition to the open spaces left out for lighting and ventilation purpuss as given regulation No. 15. Those spaces may be used for parking provided minimum distance of 3.00 mt. around the buildings is kept free of any parking or loading and unloading spaces excepting the buildings as mentiond in Note No. 5 of the table No. 8.	The space to be left out for parking as given in regulations 16.1 to 16.6 shall be addition to the open spaces left out for lighting and ventilation purposes as given regulation No. 15. Those spaces may be used for parking provided minimum distance of 3.00 mt. around the buildings is kept free of any parking or loading and unloading spaces excepting the buildings as mentiond in Note No. 5 of the table No. 8.	The space to be left out for parking as given in regulations 16.1 to 16.6 shall be addition to the open spaces left out for lighting and ventilation purpuss as given regulation No. 15. Those spaces may be used for parking provided minimum distance of 3.00 mt. around the buildings is kept free of any parking or loading and unloading spaces excepting the buildings as mentiond in Note No. 4 of the table No. 8.
16.8	Parking space shall be paved and clearly marked for different types of vehicles.	Parking space shall be paved and clearly marked for different types of vehicles.	Parking space shall be paved and clearly marked for different types of vehicles.
16.9	In case of parking spaces provided in basements, at least two ramps of adequacy width and slope (see Regulation No. 17.11) shall be pro-	In case of parking spaces provided in basements, at least two ramps of adequate width and slope (see Regulation No. 17.11) shall be pro-	In case of parking spaces provided in basements, at least two ramps of adequate width and slope (see Regulation No. 17.11) shall be provided

Table-8—Contd.

(1)	(2)	(3)	(4)
	vided located preferably opposite ends.	vided located preferably opposite ends. If it is not feasible due to site condition, one vehicle lift may be provided instead of two ramps.	located preferably opposite ends. If it is not feasible due to site condition, one vehicle lift may be provided instead of two ramps.
16.10	In additional to the regular parking area as per rule, a space of 3.0 m. wide strip along the road on front/ side shall be provided as visitors parking on the roads prescribed by the N.M.C./N.I.T. for the mixed user buildings as prescribed and directed by the commissioner N.M.C./Chairman N.I.T., Provided further that no compound wall or any other enclosure shall be allowed between plot boundary and front of the building line.	In additional to the regular parking area as per rule, a space of 3.0 m. wide strip along the road on front/ side shall be provided as visitors parking on the roads prescribed by the N.M.C./N.I.T. for the mixed user buildings as prescribed and directed by the commissioner N.M.C./Chairman N.I.T., Provided further that no compound wall or any other enclosure shall be allowed between plot boundary and front of the building line.	In additional to the regular parking area as per rule, a space of 3.0 m. wide strip along the road on front/ side shall be provided as visitors parking on the roads prescribed by the N.M.C./N.I.T. for the mixed user buildings as prescribed and directed by the commissioner N.M.C./Chairman N.I.T., Provided further that no compound wall or any other enclosure shall be allowed between plot boundary and front of the building line.
16.11		Independent building, proposed only for parking may be permitted within the same premises, but only after leaving the required marginal distances at prescribed in the sanctioned D.C.R. provided that additional parking, may be permitted on payment of premium as decided by the Municipal Commissioner/Chairman N.I.T.	<b>Rule No. 16.12</b> -Independent building, proposed only for parking may be permitted within the same premises, but only after leaving the required marginal distances at prescribed in the sanctioned D.C.R. provided that additional parking in excess of the minimum required, may be permitted on payment of premium as decided by the Municipal Commissioner/Chairman N.I.T. (शासनाने दिनांक २९-१-२०१५ रोजी कलम ३७(२) अन्वये नविन नियम क्र. १६.११ बेसमेंट पार्किंगचा नियम समाविष्ट केला आहे. सबब प्रस्तुत प्रकरणी नियम क्र. १६.१२ देणे आहे.)
16.12		<b>Basement for Parking :-</b> (1) For plot area equal to or more than 750 sq.mt. Two tier basement may be permitted considering all technical requirements and strata. (2) Construction of basement as per above provision shall be subject to the structural design of the basement slab shall be of adequate strength so as to bear the load of fire engines and related vehicles.	<b>Regulation No. 16.13</b> -Basement for marking :- (1) (i) For plot area equal to or more than 750 sq.mt. but less than 1000 sq.mt. single basement may be permitted. (ii) For plot area equal to or more than 1000 sq.mt. but less than 2000 sq.mt. Two tier basement may be permitted. (iii) For plot area above 2000 sq.mt. Three tier basement may be permitted considering all technical requirements and strata. (2) Construction of Basement as per above provision shall be subject to the following conditions :- (i) Basement shall be permissible only after leaving a marginal distance of 6.00 mt. from the plot boundary.

Table--8—Contd.

(1)	(2)	(3)	(4)
			(ii) The structural design of the base-ment slab shall be of adequate strength so as to bear the load of fire engines and related vehicles.

सदर अधिसूचना शासनाच्या या [www.maharashtra.gov.in](http://www.maharashtra.gov.in) व नगर रचना संचालनालयाच्या [www.dtp.maharashtra.gov.in](http://www.dtp.maharashtra.gov.in) या संकेतस्थळावर देखील उपलब्ध आहे.

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नावाने,

रा. शा. चौहान,  
कक्ष अधिकारी.

भाग १-अ (ना.वि.पु.), म. शा. रा., अ. क्र. १२.

#### URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai-400 032, dated the 4th January, 2016.

THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

No. TPS-2415-212-CR-117-2015-UD-9.—

Whereas, Revised Development Plan of Nagpur City has been sanctioned by the Government *vide* Urban Development Department's Notification No. TPS-2496-2643-CR-300(A)-97-UD-9, dated the 7th January, 2000 and has come into force with effect from the 1st March, 2000 (hereinafter referred to as "the said Development Plan") under section 31(1) of the Maharashtra Regional and Town Planning Act, 1966 (Mah. XXXVII of 1966) (hereinafter referred to as "the said Act") and also the Development Control Rules for the area within the jurisdiction of Nagpur Municipal Corporation have been sanctioned by the Government *vide* Urban Development Department's Notification No. TPS-2400-1684-CR-1952-2000-UD-9, dated the 31st March, 2001 and have come into force with effect the 9th April, 2001 (hereinafter referred to as "the said DCRs");

And whereas, the Nagpur Municipal Corporation being Planning Authority (hereinafter referred to as "the said Planning Authority") *vide* its Resolution No. 247, dated 7-7-2014 resolved to make some changes and modify the provisions of Parking in Regulation No. 16 of the said DCR and also to incorporate new provisions in the larger public interest and after following the due procedure as laid down in the sub-section of (1) of Section 37 of the said Act has submitted the proposed modification to the Government. (hereinafter referred to as "The Said Modification") for sanction ;

And whereas, after making necessary enquiries and consulting the Director of Town Planning, Maharashtra State, Pune, the Government is of the opinion that the said Modifications should be sanctioned with some changes ;

Now, therefore in exercise of the power conferred on it under Section (2) of Section 37 of the said Act, the Government hereby, sanctions the said Modification as follows :---

- sanctions the proposed Modification, as mentioned in the "schedule" appended hereto.
- directs that as per the schedule appended hereto, be added and replace the rule No. 16 in the schedule of Modifications appended to the notification dated the 31st March, 2001, sanctioning the said DCR.

## SCHEDULE

Sr. No.	Regulation No.	Provision in Sanctioned DCR	Proposed Modification	Sanctioned Modification																								
(1)	(2)	(3)	(4)	(5)																								
1	16	Parking,Loading and Unloading Spaces :--	Parking,Loading and Unloading Spaces :--	Parking,Loading and Unloading Spaces :--																								
	16.1	Each off street parking space provided for motor vehicles shall not be less than 2.5 m. x 5m.area, and for scooters and cycles the parking spaces provided shall not be less than 3.00 sq.mt. and 1.4 sq.mt. respectively.	Each off street parking space provided for motor vehicles shall not be less than 2.5 m. x 5m.area, and for scooters and cycles the parking spaces provided shall not be less than 3.00 sq.mt. and 1.4 sq.mt. respectively.	Each off street parking space provided for motor vehicles shall not be less than 2.5 m. x 5m.area, and for scooters and cycles the parking spaces provided shall not be less than 3.00 sq.mt. and 1.4 sq.mt. respectively.																								
	16.2	For building of different occupancies off street space for vehicle shall be provided as given 16.2.1	For building of different occupancies off street space for vehicle shall be provided as given 16.2.1	For building of different occupancies off street space for vehicle shall be provided as given 16.2.1																								
	16.2.1	Parking spaces--The provision for parking of vehicles shall be as given in Tables-8. Wherever a property is developed or redeveloped parking spaces at the scale laid down in these Regulations shall be provided. When additions are made to an existing building, the new parking requirements will be reckoned with reference to the additional space only and not to the whole of building but this concession shall not apply where the use is changed.	Parking spaces--The provision for parking of vehicles shall be as given in Tables-8. & technical norms shall be as per site condition. Wherever a property is developed or redeveloped parking spaces at the scale laid down in these Regulations shall be provided. When additions are made to an existing building, the new parking requirements will be reckoned with reference to the additional space only and not to the whole of building but this concession shall not apply where the use is changed.	Parking spaces--The provision for parking of vehicles shall be given as given in Tables-8. <b>&amp; technical norms shall be as persite condition, but without compromising the basic requirement.</b> Wherever a property is developed or redeveloped parking spaces at the scale laid down in these Regulations shall be provided. When additions are made to an existing building, the new parking requirements will be reckoned with reference to the additional space only and not to the whole of building but this concession shall not apply where the use is changed.																								
		(1) General Space requirements :-- (i) Types : The parking spaces mentioned below include parking spaces in base-ments or on a floor supported by stilts, or on upper floors, covered or uncovered spaces in the plot and lock up garages. (ii) Size of parking space :-- The minimum sizes of parking spaces to be provided shall be as shown below :--	(2) General Space requirements :-- (i) Types : The parking spaces mentioned below include parking spaces in base-ments or on a floor supported by stilts, or on upper floors, covered or uncovered spaces in the plot and lock up garages. (ii) Size of parking space :-- The minimum sizes of parking spaces to be provided shall be as shown below :--	(3) General space requirements :--  (i) Types : The parking spaces mentioned below include parking spaces in basements or on a floor supported by stilts, or on upper floors, covered or uncovered spaces in the plot and lock up garages.																								
		<table><tr><th>Types of vehicle</th><th>Minimum size/area</th></tr><tr><th>Parking space (1)</th><th>of (2)</th></tr><tr><td>(a) Motor vehicle</td><td>2.5m. x 5m.</td></tr><tr><td>(b) Scooter, Motor Cycle</td><td>3 sq.mt.</td></tr><tr><td>(c) Bicycle</td><td>1.4 sq. mt.</td></tr><tr><td>(d) Transport vehicle.</td><td>3.75m. x 7.5m.</td></tr></table>	Types of vehicle	Minimum size/area	Parking space (1)	of (2)	(a) Motor vehicle	2.5m. x 5m.	(b) Scooter, Motor Cycle	3 sq.mt.	(c) Bicycle	1.4 sq. mt.	(d) Transport vehicle.	3.75m. x 7.5m.	<table><tr><th>Types of vehicle</th><th>Minimum size/area</th></tr><tr><th>Parking space (1)</th><th>of (2)</th></tr><tr><td>(a) Motor vehicle</td><td>2.5m. x 5m.</td></tr><tr><td>(b) Scooter, Motor Cycle</td><td>3 sq.mt.</td></tr><tr><td>(c) Bicycle</td><td>1.4 sq. mt.</td></tr><tr><td>(d) Transport vehicle.</td><td>3.75m. x 7.5m.</td></tr></table>	Types of vehicle	Minimum size/area	Parking space (1)	of (2)	(a) Motor vehicle	2.5m. x 5m.	(b) Scooter, Motor Cycle	3 sq.mt.	(c) Bicycle	1.4 sq. mt.	(d) Transport vehicle.	3.75m. x 7.5m.	(ii) For calculation of marginal distances the height of parking floors (Maximum two floors above the ground level) shall not be taken in account. However height of such
Types of vehicle	Minimum size/area																											
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SCHEDULE—Contd.

(1)	(2)	(3)	(4)	(5)										
		<p><i>Note</i> :--In the case of parking spaces for motor vehicle, up to 50 percent of the prescribed space may be of the size of 2.3m. x 4.5m.</p> <p>(iii) Marking of parking spaces :- Parking space shall be paved and clearly marked for different types of vehicles.</p> <p>(iv) Manoeuvring and other ancillary spaces, off street parking space must have adequate vehicular access to a street and the area shall be exclusive of drives, aisles and such others provisions required for adequate manouvering of vehicles.</p> <p>(v) Ramps for basement parking :--Ramps for parking in basement should conform to the requirement of 19.4.6</p>	<p><i>Note</i> :--In the case of parking spaces for motor vehicle, up to 50 percent of the prescribed space may be of the size of 2.3m. x 4.5m.</p> <p>(iii) Marking of parking spaces :- Parking space shall be paved and clearly marked for different types of vehicles.</p> <p>(iv) Manoeuvring and other ancillary spaces, off street parking space must have adequate vehicular access to a street and the area shall be exclusive of drives, aisles and such others provisions required for adequate maneuvering of vehicles.</p> <p>(v) Ramps for basement parking :--Ramps for parking in basement should conform to the requirement of 19.4.6</p> <p><b>(vii) Podium parking may be allowed subject to the following conditions :--</b></p> <p>(1) No podium shall be allowed in the front set back.</p> <p>(2) Podium may be allowed only after leaving a distance of 3.00 m. from the plot boundary.</p> <p>(3) In case of podium parking, open space as required under Regulation No. 13.3.1, May be permitted on podium as follows :--</p> <p>(a) If the required area of open space in upto 400 sq.mt, entire open space area shall have to be provided on ground only.</p> <p>(b) If the required area of open space is more than 400 sq.mt. Minimum 400 sq.mt. or 50% of the required open space, whichever is more, shall have to be provided on ground and the remaining open space may be permitted on podium subject to condition that soil filling of not less than 0.45 mtr on podium structure should be provided for the purposed of playing yard and gardening etc.</p>	<p>parking floors shall be counted towards the total height of the building for deciding the building as high rise building and for Civil aviation purpose.</p> <p>(iii) Size of parking space :-- The minimum sizes of parking spaces to be provided shall be as shown below :--</p> <table><tr><td>Types of vehicle Parking space (1)</td><td>Minimum size/area of (2)</td></tr><tr><td>(a) Motor vehicle</td><td>2.5m. x 5m.</td></tr><tr><td>(b) Scooter, Motor Cycle</td><td>3 sq.mt.</td></tr><tr><td>(c) Bicycle</td><td>1.4 sq. mt.</td></tr><tr><td>(d) Transport vehicle</td><td>3.75m. x 7.5m.</td></tr></table> <p><i>Note</i> :--In the case of parking spaces for motor vehicle, up to 50 per cent of the prescribed space may be of the size of 2.3m. x 4.5m.</p> <p>(iv) Marking of parking spaces :- Parking space shall be paved and clearly marked for different types of vehicles.</p> <p>(v) Manoeuvring and other ancillary spaces, off street parking space must have adequate vehicular access to a street and the area shall be exclusive of drives, aisles and such others provisions required for adequate maneuvering of vehicles.</p> <p>(vi) Ramps for basement parking :--Ramps for parking in basement should conform to the requirement of 19.4.6</p> <p><b>(vii) Podium parking may be allowed for plots having area more than 2000 Sq. mt. subject to the following conditions :--</b></p> <p>(1) No podium shall be allowed in the front set back.</p>	Types of vehicle Parking space (1)	Minimum size/area of (2)	(a) Motor vehicle	2.5m. x 5m.	(b) Scooter, Motor Cycle	3 sq.mt.	(c) Bicycle	1.4 sq. mt.	(d) Transport vehicle	3.75m. x 7.5m.
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(d) Transport vehicle	3.75m. x 7.5m.													

SCHEDULE—*contd.*

(1)	(2)	(3)	(4)	(5)
			(4) The structural design of podium slab and ramp shall be of adequate strenght so as to bear the load of fire engines and related vehicles.	(2) Podium may be allowed only after leaving 6mt. marginal distance from sides & rear side of the building.
		(5) Ramp may be permitted in the side and rear marginal open spaces, but only after leaving sufficient space or after making necessary arragement for movement of fire tenders.		(3) The minimum open space required is as per the provision of rule No. 13.3.1 of sanctioned DCR of the city Open space proposed on the podium may be permissible, however it shall be in addition to the open space required as per the rules.
		(6) The consent of the Chief Fire Officer shall be necessary before permitting the podium and the ramp.		(4) The structural design of podium slab and ramp shall be of adequate strength so as to bear the load of fire engines and related vehicles.
		(7) If certain floors of the building are specifically earmarked for parking, then height of such floors, to the extent of height of three lower storeys, not exceeding 10 mtr, clear height, shall be deducted form the total height of the building. For the purposes of computation of the marginal distances, relationship between building height and road width and relationship between building height and plot size.		(5) Ramp may be permitted in the side and rear marginal open spaces, but only after leaving sufficient space or after making necessary arrangement for movement of fire tenders.
				(6) The consent of the Chief Fire Officer shall be necessary before permitting the podium and the ramp.

For all other purposes such as provision for lift, NOC required in the context of aviation restrictions, fire related provisions; the height of the building shall be measured form the ground level.



Table--8

OFF STREET PARKING SPACES

Provision in Sanctioned DCR

Sr. No.	Occupancy	One Parking space for every	Congested Area			Non-Congested Area			Visitor's parking in addition to prescribed parking space
			Car Nos.	Scooter Nos.	Cycle Nos.	Car Nos.	Scooter Nos.	Cycle Nos.	
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)
1	Residential (i) Multi Family residential	(a) For every Tenement having carpet area of 150 Sq.mt. and above	3	2	2	3	2	2	5%
		(b) For every Tenement having carpet area equal to or above 80 sq.m. but less than 150 Sq.mt.	2	2	2	2	2	2	5%
		(c) For every 2 Tenement with each tenement having carpet area equal to or above 40 Sq.mt.but less than 80 Sq. mt.	2	4	2	2	4	2	5%
		(d) Tenement having carpet area up to 40 sq.mt.	1	4	4	1	4	4	5%
	(ii) Lodging establishments tourist homes, hotels with lodging accommodation.	(a) For every five guest rooms.	3	4	4	3	4	4	-
	(iii) For Star/Five Star Hotels	For every five guest rooms	3	6	4	3	6	4	-
	(iv) Restaurants	For every 50 sq.mt. carpet area	0	8	8	2	8	4	5%
	2 Health (Hospital, Medical Institutions)	For every 10 beds	3	12	10	3	12	10	5%
	3 Assembly (a) (Theaters, Single Screen Cinema Hall and concert hall	For every 40 seats	4	12	8	4	12	8	-
	(a) (i) Multiplex	For every 40 seats	6	16	4	6	16	4	-
	(b) Mangal Karyalaya and Community Hall	For every 100 sq.mt carpet area	5	20	8	5	20	8	-
	(c) Community Hall and Club House in layout open space.	For every 100 sq.mt. carpet area	1	4	2	1	4	2	-

Table--8—Contd.

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)
4	Educational (a) Schools and the Administrative as well as Public Service Areas therein	(1) For every 100 sq.mt carpet area of the Administrative as well as Public Service Areas of the School (2) For every 3 classrooms (LCV) (LCV includes Mini us and Tempo)	2	4	4	2	4	4	-
	(b) Colleges and the Administrative as well as Public Service Areas therein	(1) Carpet area of the Administrative as well as Public Service Areas of the School (2) For every 3 classrooms	2	20	10	2	20	10	-
	(c) Coaching Classes/Tution Classes/Hobby Classes	For every 20 Students	1	5	10	1	5	10	-
5	Government or semipublic Offices	For every 100 sq.mt carpet area.	2	12	4	3	15	4	20%
6	Mercantile (a) Shops, and Shopping Malls (b) Whole sale (c) Hazardous Building Office and IT Building	100 sq.mt. Carpet area or fraction thereof. For every 100 sq. mt. Carpet area For every 100 sq. mt. Carpet area For every 200 sq. mt. Carpet area	3	6	6	3	9	3	5%
			2	2	4	2	4	2	-
			1	2	4	1	4	4	-
			5	12	4	5	12	4	-
7	Industrial Use	Every 300 sq. mt. Carpet area	4	12	4	4	12	4	-
8	Storage Type Use	Every 300 sq. mt. Carpet area	-	2	4	1	4	8	-
9	Plots less then 200 sq.mt.	Parking requirement shall be applicable as per the provisions for respective users as mentioned at Sr. No. 1 to 6 above.							

Table--8—Contd.

Regulation No.	Provision as per Sanctioned DCR	Proposed Modification	Sanctioned Modification
(1)	(2)	(3)	(4)
Note 1	In the case of auditoria for Educational Building Parking space shall be as per Sr. No. 4	In the case of auditoria for Educational Building Parking space shall be as per Sr. No. 4	Note--1-In the case of auditoria for Educational Building Parking space shall be as per Sr. No. 4
Note 2	For plots up to 100 sq.m. as in the case of shops, parking space need not be insisted.	For plots up to 100 sq.m. as in the case of shops, parking space need not be insisted.	Note--2 - For plots up to 100 sq.m. as in the case of shops, parking space need not be insisted.
Note 3	Fraction as parking unit need not be provided, However, in case where proportional number of vehicles is less than 1 (i.e. Fraction) it will be rounded to the next full number.	In case the number of vehicles for which the parking required as per the Table above is a fraction, the same shall be rounded off to the next higher integer.	Note--3 - In case the number of vehicles for which the parking required as per the Table above is a fraction, the same shall be rounded off to the next higher integer.
Note 4	Parking for Mangal Karyalaya should be calculate as per Sr. No. 3 of above table. However, for calculating number of users/seats for free seating and lawns shall be calculated at the rate of 1 person per 1.20 sq. mt. of sitting area or and 1.0 sq.mt. of lawn area where provided respectively, provided for fixed seating, parking shall provided as per Sr. No. 3 directly.	Parking for Mangal Karyalaya should be calculate as per Sr. No. 3 of above table. However, for calculating number of users/seats for free seating and lawns shall be calculated at the rate of 1 person per 1.20 sq. mt. of sitting area or and 1.0 sq.mt. of lawn area where provided respectively, provided for fixed seating, parking shall provided as per Sr. No. 11 directly.	Note--4 - delegeted.
Note 5	For plots up to 300 Sq.m. parking space need not be insisted separately & shall be allowed in marginal space only in case of independent single family resident bungalows only.	Parking space for plots up to 300 Sq.m. shall be as per the Sr. No. 9 & 10 it shall be allowed in marginal space only in case of independent single family resident bungalows only.	Note--4 - Parking space for plots up to 300 Sq.m. shall be as per the Sr. No. 9 it shall be allowed in marginal space only in case of independent single family resident bungalows only.
Note 6	Further a garage shall be allowed in rear marginal distance at one corner having dimension 3m. x 6m. area.	Further a garage shall be allowed in rear marginal distance at one corner having dimension 3m. x 6m. area.	Note--5 - Further a garage shall be allowed in rear marginal distance at one corner having dimension 3m. x 6m. area.
16.3	Off street parking space shall be provided with adequate vehicular access to a street and the area of drives, aisles and such other provisions required for adequate maneuvering of vehicle shall be exclusive of the parking space stipulated in the regulations.	Off street parking space shall be provided with adequate vehicular access to a street and the area of drives, aisles and such other provisions required for adequate maneuvering of vehicle shall be exclusive of the parking space stipulated in the regulations.	Off street parking space shall be provided with adequate vehicular access to a street and the area of drives, aisles and such other provisions required for adequate maneuvering of vehicle shall be exclusive of the parking space stipulated in the regulations.
16.4	If the total parking space required by these regulations is provided by a group of property owners for their mutual benefits, such use of this space may be <b>coinsured</b> meeting	If the total parking space required by these regulations is provided by a group of property owners for their mutual benefits, such use of this space may be <b>coinsured</b> meeting	If the total parking space required by these regulations is provided by a group of property owners for their mutual benefits, such use of this space may be <b>construed</b> meeting

Table-8—Contd.

(1)	(2)	(3)	(4)
	the off street parking requirements under these regulations subject to the approval of the Authority. In such cases, the details of requirements for total development should be submitted. If common parking space is proposed for the group of building and the owners, of such building shall submit the layout and also a registered undertaking that the area earmarked for the parking space will be kept under section build and will be developed as a parking lot.	the off street parking requirements under these regulations subject to the approval of the Authority. In such cases, the details of requirements for total development should be submitted. If common parking space is proposed for the group of building and the owners, of such building shall submit the layout showing such reservation of parking space and also a registered undertaking that the area earmarked for the parking space will be kept unbuilt and will be developed as a parking lot.	the off street parking requirements under these regulations subject to the approval of the Authority. In such cases, the details of requirements for total development should be submitted. If common parking space is proposed for the group of building and the owners, of such building shall submit the layout showing such reservation of parking space and also a registered undertaking that the area earmarked for the parking space will be kept unbuilt and will be developed as a parking lot.
16.5	In Addition to the parking spaces provided for building of Mercantile (Commercial like office, markets, department as store industrial and storage) loading and unloaded spaces for each 1000 sq.mt. of floor area fraction thereof exceeding the first 200 sq.mt. of floor area, shall be provided. The space shall not be less than 3.75m x 7.5m.	In Addition to the parking spaces provided for building of Mercantile (Commercial like office, markets, department as store industrial and storage) loading and unloaded spaces for each 1000 sq.mt. of floor area fraction thereof exceeding the first 200 sq.mt. of floor area, shall be provided. The space shall not be less than 3.75m x 7.5m.	In Addition to the parking spaces provided for building of Mercantile (Commercial like office, markets, department as store industrial and storage) loading and unloaded spaces for each 1000 sq.mt. of floor area fraction thereof exceeding the first 200 sq.mt. of floor area, shall be provided. The space shall not be less than 3.75m x 7.5m.
16.6	Parking lock up garages shall be included in the calculation for floor space for F.A. calculation unless they are provided in the building constructed on stilts with no external wall.	Parking lock up garages shall be included in the calculation for floor space for F.A. calculation unless they are provided in the building constructed on stilts with no external wall.	Parking lock up garages shall be included in the calculation for floor space for F.A. calculation unless they are provided in the building constructed on stilts with no external wall.
16.7	The space to be left out for parking as given in regulations 16.1 to 16.6 shall be addition to the open spaces left out for lighting and ventilation purposes as given regulation No. 15. Those spaces may be used for parking provided minimum distance of 3.00 m. around the buildings is kept free of any parking of loading and unloading spaces excepting the buildings as mentioned in Note No. 5 of the table No. 8.	The space to be left out for parking as given in regulations 16.1 to 16.6 shall be addition to the open spaces left out for lighting and ventilation purposes as given regulation No. 15. Those spaces may be used for parking provided minimum distance of 3.00 m. around the buildings is kept free of any parking of loading and unloading spaces excepting the buildings as mentioned in Note No. 5 of the table No. 8.	The space to be left out for parking as given in regulations 16.1 to 16.6 shall be addition to the open spaces left out for lighting and ventilation purposes as given regulation No. 15. Those spaces may be used for parking provided minimum distance of 3.00 m. around the buildings is kept free of any parking of loading and unloading spaces excepting the buildings as mentioned in Note No. 5 of the table No. 8.
16.8	Parking space shall be paved and clearly marked for different types of vehicles.	Parking space shall be paved and clearly marked for different types of vehicles.	Parking space shall be paved and clearly marked for different types of vehicles.
16.9	In case of parking spaces provided in basements, at least two ramps of adequacy width and slope (see Regulation No. 17.11) shall be provided located preferably opposite ends.	In case of parking spaces provided in basements, at least two ramps of adequate width and slope (see Regulation No. 17.11) shall be provided located preferably opposite ends. If it is not feasible due to site	In case of parking spaces provided in basements, at least two ramps of adequate width and slope (see Regulation No. 17.11) shall be provided located preferably opposite ends. If it is not feasible due to site condi-

Table--8—Contd.

(1)	(2)	(3)	(4)
		condition, one vehicle lift may be provided instead of two ramps.	tion, one vehicle lift may be provided instead of two ramps.
16.10	In additional to the regular parking area as per rule, a space of 3.0 m. wide strip along the road on front/ side shall be provided as visitors parking on the roads prescribed by the N.M.C./N.I.T. for the mixed user buildings as prescribed and directed by the Commissioner N.M.C./Chairman N.I.T., Provided further that no compound wall or any other enclosure shall be allowed between plot boundary and front of the building line.	In additional to the regular parking area as per rule, a space of 3.0 m. wide strip along the road on front/ side shall be provided as visitors parking on the roads prescribed by the N.M.C./N.I.T. for the mixed user buildings as prescribed and directed by the Commissioner N.M.C./Chairman N.I.T., Provided further that no compound wall or any other enclosure shall be allowed between plot boundary and front of the building line.	In additional to the regular parking area as per rule, a space of 3.0 m. wide strip along the road on front/ side shall be provided as visitors parking on the roads prescribed by the N.M.C./N.I.T. for the mixed user buildings as prescribed and directed by the Commissioner N.M.C./Chairman N.I.T., Provided further that no compound wall or any other enclosure shall be allowed between plot boundary and front of the building line.
16.11		Independent building, proposed only for parking may be permitted within the same premises, but only after leaving the required marginal distances at prescribed in the sanctioned D.C.R. provided that additional parking, may be permitted on payment of premium as decided by the Municipal Commissioner/Chairman N.I.T.	<b>Rule No. 16.12</b> -Independent building, proposed only for parking may be permitted within the same premises, but only after leaving the required marginal distances at prescribed in the sanctioned D.C.R. provided that additional parking in excess of the minimum required, may be permitted on payment of premium as decided by the Municipal Commissioner/Chairman N.I.T. (शासनाने दिनांक २९-१-२०१५ रोजी कलम ३७(२) अन्वये नविन नियम क्र. १६.११ बेसमेंट पार्किंगचा नियम समाविष्ट केला आहे. सबब प्रस्तुत प्रकरणी नियम क्र. १६.१२ देणे आहे.)
16.12		<b>Basement for parking :-</b> (1) For plot area equal to or more than 750 sq.mt. Two tier basement may be permitted considering all technical requirements and strata. (2) Construction of basement as per above provision shall be subject to the structural design of the basement slab shall be of adequate strength so as to bear the load of fire engines and related vehicles.	<b>Regulation No. 16.13</b> -Basement for marking :- (1) (i) For plot area equal to or more than 750 sq. mt. but less than 1000 sq.m.—single basement may be permitted (ii) For Plot area equal to or more than 1000 sq.mt but less than 2000 sq.mt.—Two tier basement may be permitted. (iii) For Plot area above 2000 sq.m. Three tier basement may be permitted considering all technical requirements and strata. (2) Construction of Basement as per above provision shall be subject to the following Condition. (i) Basement shall be permissible only after leaving a marginal distance of 6.00 mt. from the plot boundary.

Table--8—*Contd.*

(1)	(2)	(3)	(4)
			(ii) The structural design of the base- ment slab shall be of adequate strength so as to bear the load of fire engines and related vehicles.

This Notification shall also be available on the Government web site [www.maharashtra.gov.in](http://www.maharashtra.gov.in).

By order and in the name of the Governor of Maharashtra.

R. S. CHOUHAN,  
Section Officer.